

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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On motion of Alderman Daley, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Flores, Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, Foulkes, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Mitts, Allen, Laurino, O'Connor, Reilly, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore -- 46.

*Nays* -- None.

Alderman Carothers moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being part of the ordinance):

*Reclassification Of Area Shown On Map Number 1-F.*

(As Amended)

(Application Number 16068) *RBCAPPD 1066*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the DC-16 Downtown Core District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Haddock Place; North Wells Street; West Lake Street; and North Post Place,

to those of a Residential-Business-Central Area Parking Planned Development, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Residential-Business Central Area Parking Planned Development 1066*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business Central Area Parking Planned Development, (the "Planned Development") consists of approximately twenty-four thousand one hundred eighty-four (24,184) square feet (zero and fifty-five hundredths (0.55) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the applicant, 210-218 W. Lake L.L.C.
2. The applicant or its successors, assignees or grantees shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors, assignees or grantees and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors, assignees or grantees and, if different than the applicant, any legal titleholders and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property or the Subarea concerned, as the case may be, and any ground lessors.
4. This plan of development consists of seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan and Building Elevations prepared by Solomon Cordwell Buenz & Associates, Inc. dated May 17, 2007. A full-size set of the Site/Landscape Plan and the Building Elevations is on

file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. Subject to the Bulk Regulations and Data Table, the following uses shall be permitted in this Planned Development: residential uses, retail uses, accessory and non-accessory parking, related and accessory uses, and all other allowed uses in the DC-16 Downtown Core District, excluding hotels.
6. Business and other identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development. Off-premise signs shall not be permitted.
7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas.
8. In addition to the maximum height of buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Site/Landscape Plan and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance. A dog run containing approximately one hundred seventy-five (175) square feet of space shall be provided at the eleventh (11<sup>th</sup>) level, as depicted on the Transfer Floor Plan.

10. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
11. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date of adoption of this Planned Development shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, floor area devoted to mechanical equipment on the roof and floor area devoted to mechanical equipment aggregating one thousand (1,000) square feet or more in a single location regardless of its placement in the building, shall also be excluded.
12. Pursuant to the Affordable Housing provisions of the Chicago Zoning Ordinance, Title 17, Chapter 17-4-1004, et seq. ("Zoning Ordinance"), the applicant has asked for an increase in the Floor Area Ratio of the Property of approximately two and forty-hundredths (2.40), which represents approximately fifty-eight thousand forty-one (58,041) square feet of floor area. The applicant hereby acknowledges that according to Section 17-4-1004D of the Zoning Ordinance, the total floor area devoted to affordable housing units must equal at least twenty-five percent (25%) of the total increase in floor area allowed under the Affordable Housing Bonus or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase in allowable floor area multiplied by eighty percent (80%) of the median cost of land per buildable square foot. In the area in which the Property is located, the median cost of land per buildable square foot has been established by the City of Chicago at Thirty-one and no/100 Dollars (\$31.00). Therefore, based on Section 17-4-1004D, the applicant has agreed to provide a cash payment to the City of Chicago Affordable Housing Opportunity Fund in the amount of One Million Four Hundred Thirty-nine Thousand Four Hundred Sixteen and 80/100 Dollars (\$1,439,416.80) ( $\$31.00 \times 58,041 \times 0.80$ ). Prior to the issuance of permits, the applicant will provide a letter of credit or other security device in an amount equal to the cash contribution. The applicant must comply with all of the applicable sections of the Affordable Housing Provisions of the Zoning Ordinance, which sections are hereby incorporated into this Planned Development.

13. Pursuant to the Chicago Public Schools Capital Improvement Program provision of the City of Chicago Zoning Ordinance, Title 17 Chapter 17-4-1023, et seq. ("Zoning Ordinance") the applicant has asked for an increase in the Floor Area Ratio of the Property. The applicant hereby acknowledges that according to Section 17-4-1023B of the Zoning Ordinance, that eligibility to receive a floor area bonus and contribute to the Chicago Public Schools Capital Improvement Program is contingent upon the applicant first selecting, qualifying and obtaining the affordable housing bonus. The affordable housing bonus shall be subject to all other applicable provisions of the Zoning Ordinance. To contribute to the Chicago Public Schools Capital Improvement Program, a cash payment must be made to the Floor Area Bonus Fund -- C.P.S. based on the increase in allowable floor area multiplied by eighty percent (80%) of the median cost of land per buildable square foot. Based on Section 17-4-1023D, the applicant has agreed to provide a cash payment to the City of Chicago Floor Area Bonus Fund -- C.P.S. in the amount of Three Hundred Twenty-nine Thousand Eight Hundred Sixty-nine and 76/100 Dollars (\$329,869.76) ( $\$31.00 \times 13,301.20 \times 0.80$ ). Prior to the issuance of permits, the applicant must enter into an agreement with the City of Chicago and the Chicago Board of Education to meet this financial obligation, pursuant to Section 17-1-0101C of the Zoning Ordinance.
14. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the applicant or its successors, assignees or grantees and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
15. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and

Development. The applicant agrees to install a green roof measuring approximately seven thousand eight hundred thirteen (7,813) square feet, or approximately forty percent (40%) of the net roof area of the proposed building not encumbered by mechanical equipment, which net roof area measures approximately nineteen thousand five hundred thirty-two (19,532) square feet, as depicted on the Roof Plan.

16. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
17. Unless substantial construction of the improvements contemplated in this Planned Development has been commenced within six (6) years following adoption of this Ordinance, and unless completion thereof is diligently pursued, this Planned Development shall expire and the zoning classification of the Property shall revert to that of a DC-16 Downtown Core District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; Typical Parking Floor Plan; Transfer Floor Plan; Mezzanine Level Plan; Amenity Floor Plan; Typical Residential Floor Plan; Roof Plan; Section Looking North; North, South, East and West Elevations; Planter Detail; and Landscape Material Legend referred to in these Plan of Development Statements printed on pages 5259 through 5275 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential-Business Central Area Parking  
Planned Development Number 1066.*

*Plan Of Development Bulk Regulations  
And Data Table.*

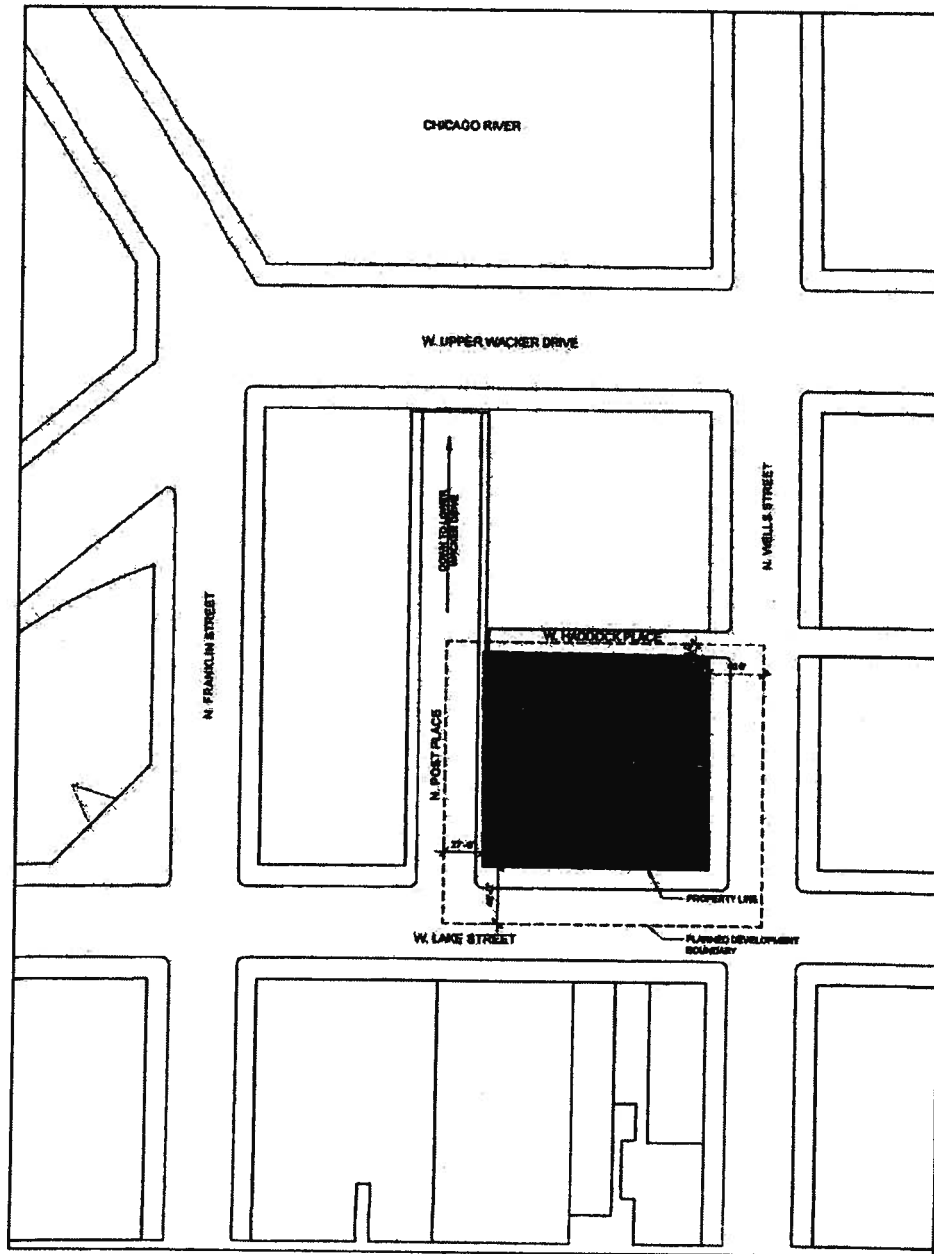
Gross Site Area = Net Site Area + Areas Remaining in Public Rights-of-Way  
44,037.60 square feet (1.01 acres) = 24,184 square feet (0.55 acres) + 19,853.60  
square feet (0.46 acres)

Permitted Uses:	Residential uses, retail uses, accessory and non-accessory parking, related and accessory uses and all other allowed uses in the DC-16 Downtown Core District, excluding hotels
Base Floor Area Ratio:	16.00
Bonus Floor Area Ratio/ Affordable Housing:	2.40
Bonus Floor Area Ratio/ Upper Level Setbacks:	1.41
Bonus Floor Area Ratio/ Chicago Public Schools Capital Improvement Program:	0.55
Maximum Floor Area Ratio:	20.36
Maximum Number of Dwelling Units:	329, which includes 151 efficiency units
Minimum Number of Accessory Off-Street Parking Spaces:	181
Maximum Number of Non-Accessory Off-Street Parking Spaces:	368
Maximum Total Number of Off-Street Parking Spaces:	549
Minimum Number of Off-Street Loading Spaces:	3
Setbacks:	0, in accordance with the Site/Landscape Plan
Maximum Building Height:	412 feet (456 feet to top of structure-architectural feature)

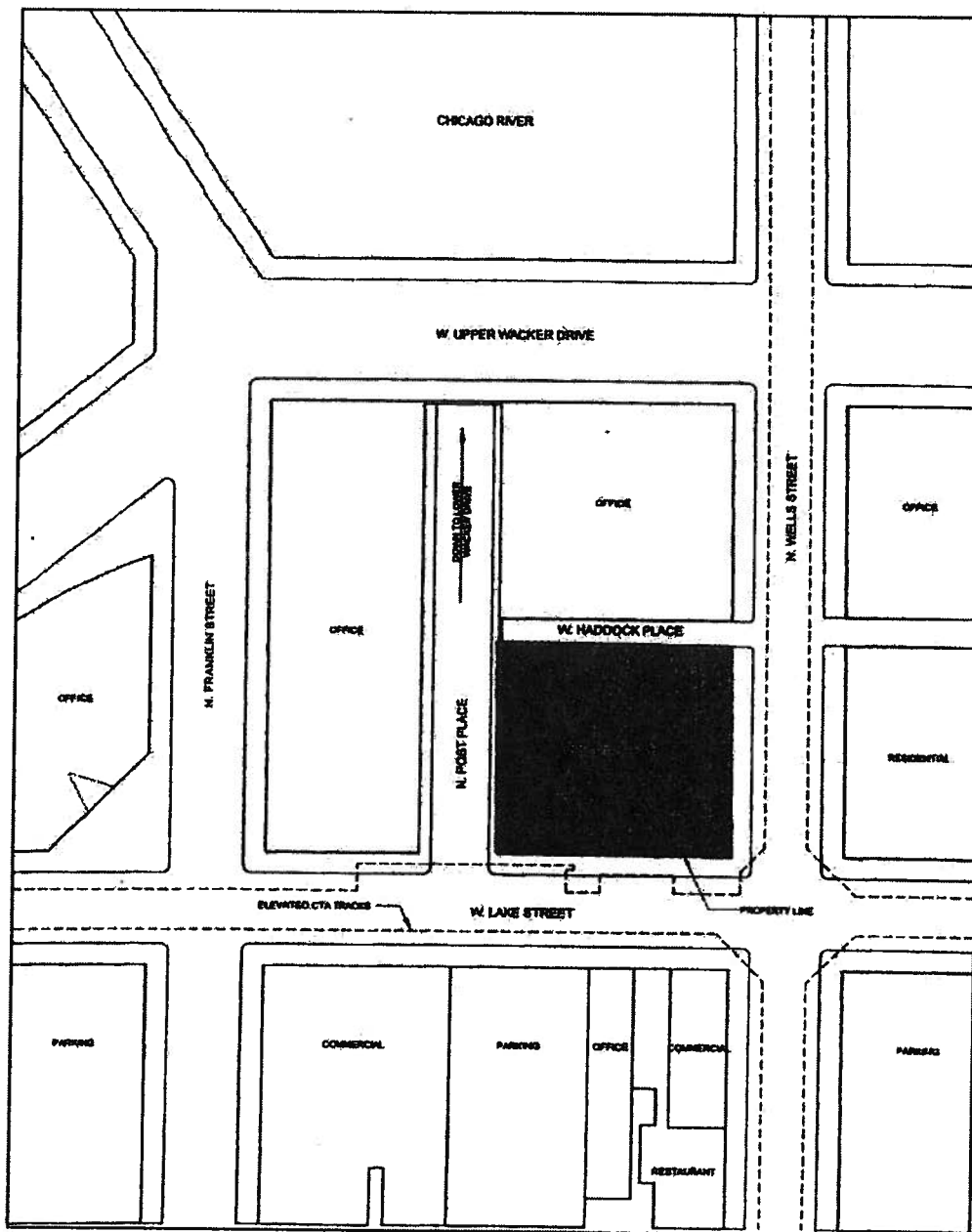




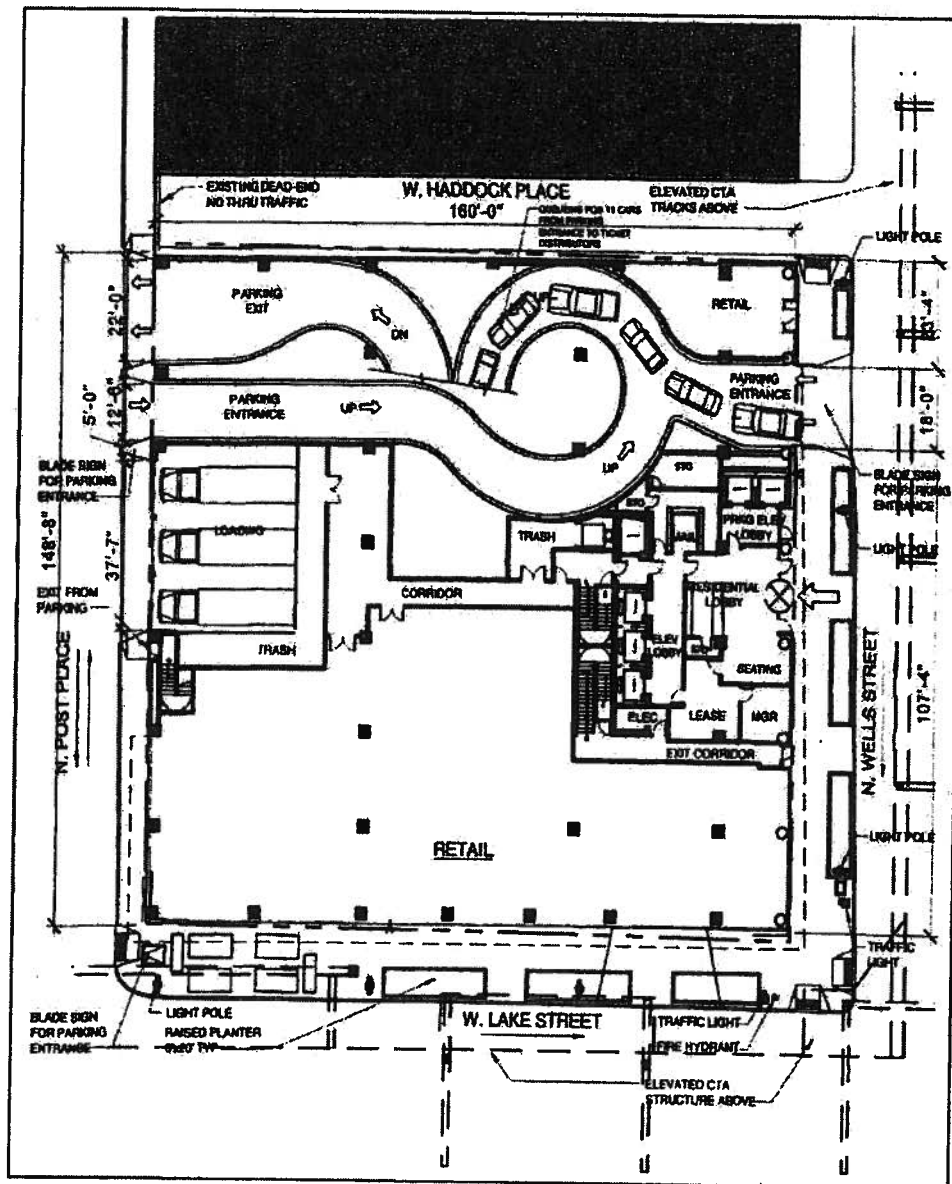
Planned Development Boundary  
And Property Line Map.



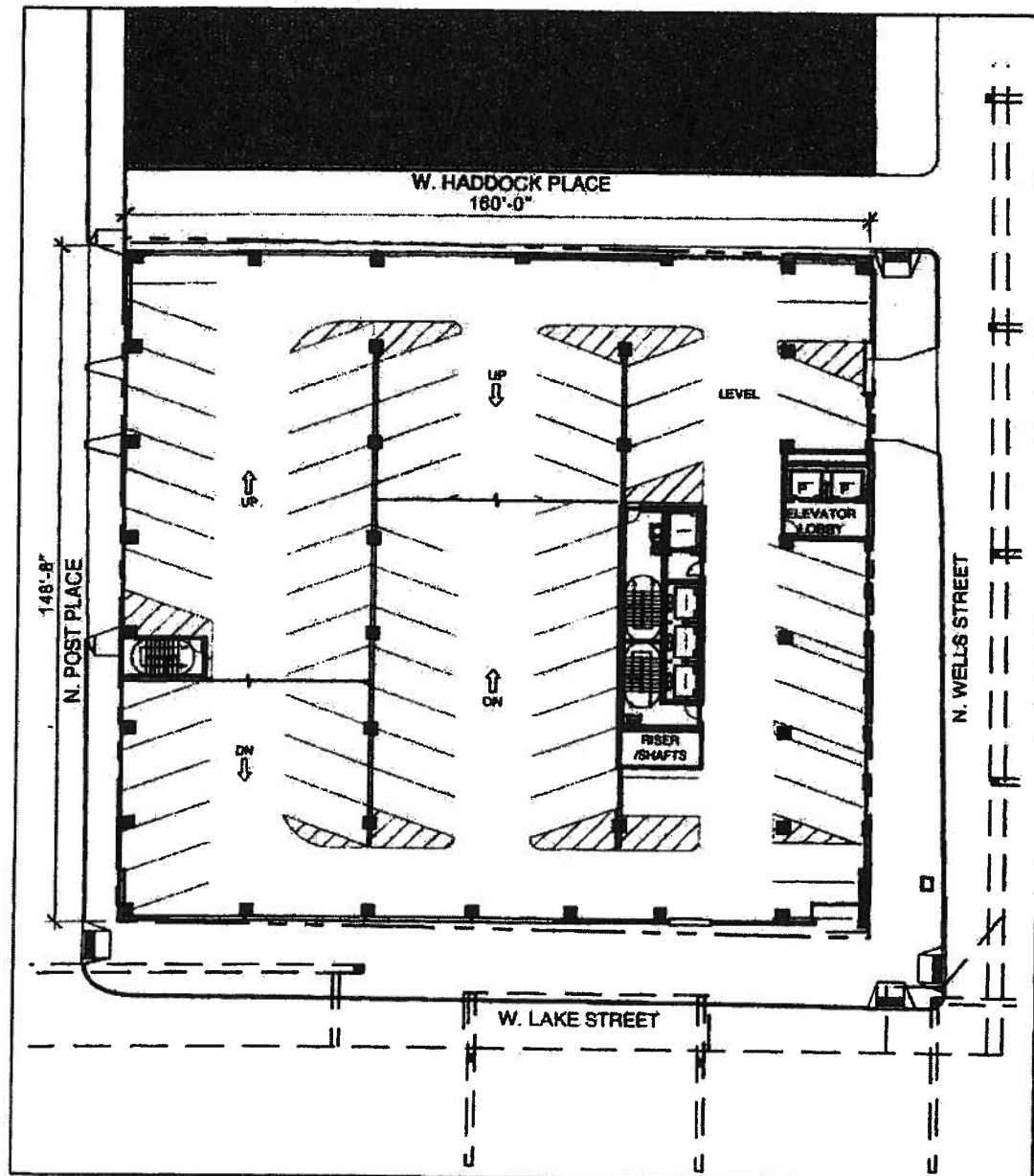
## Existing Land-Use Map.



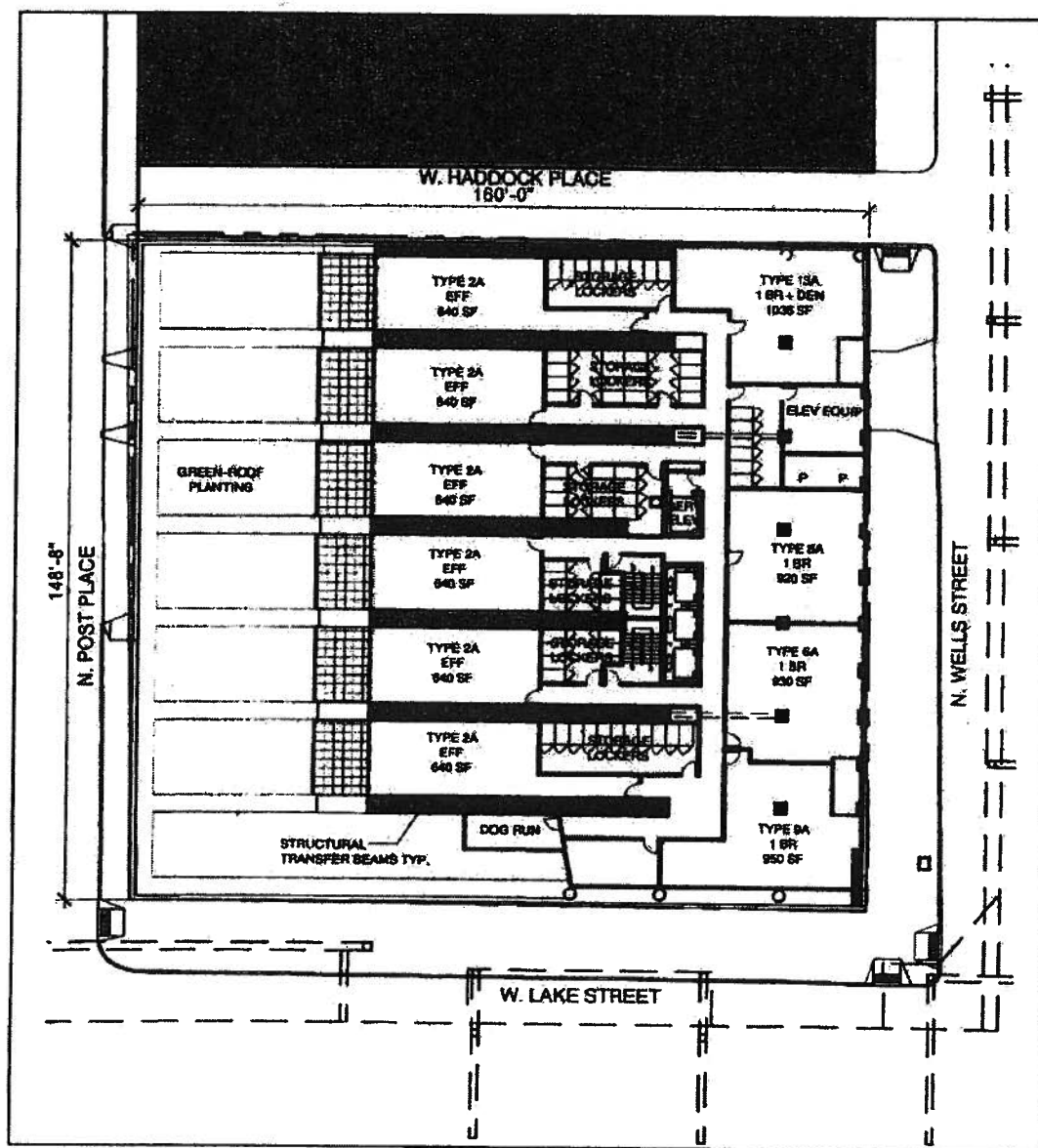
## Site/Landscape Plan.



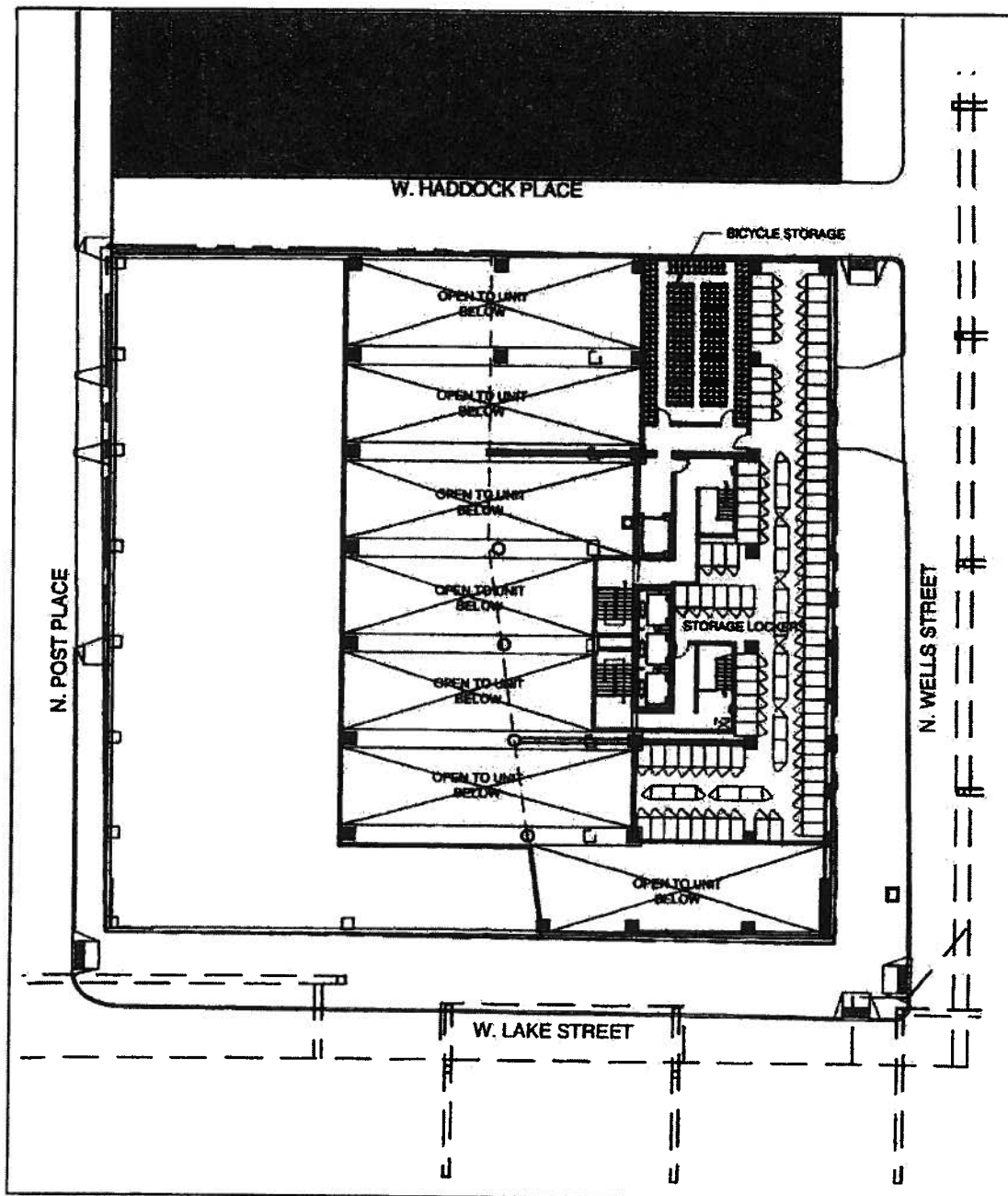
Typical Parking Floor Plan.



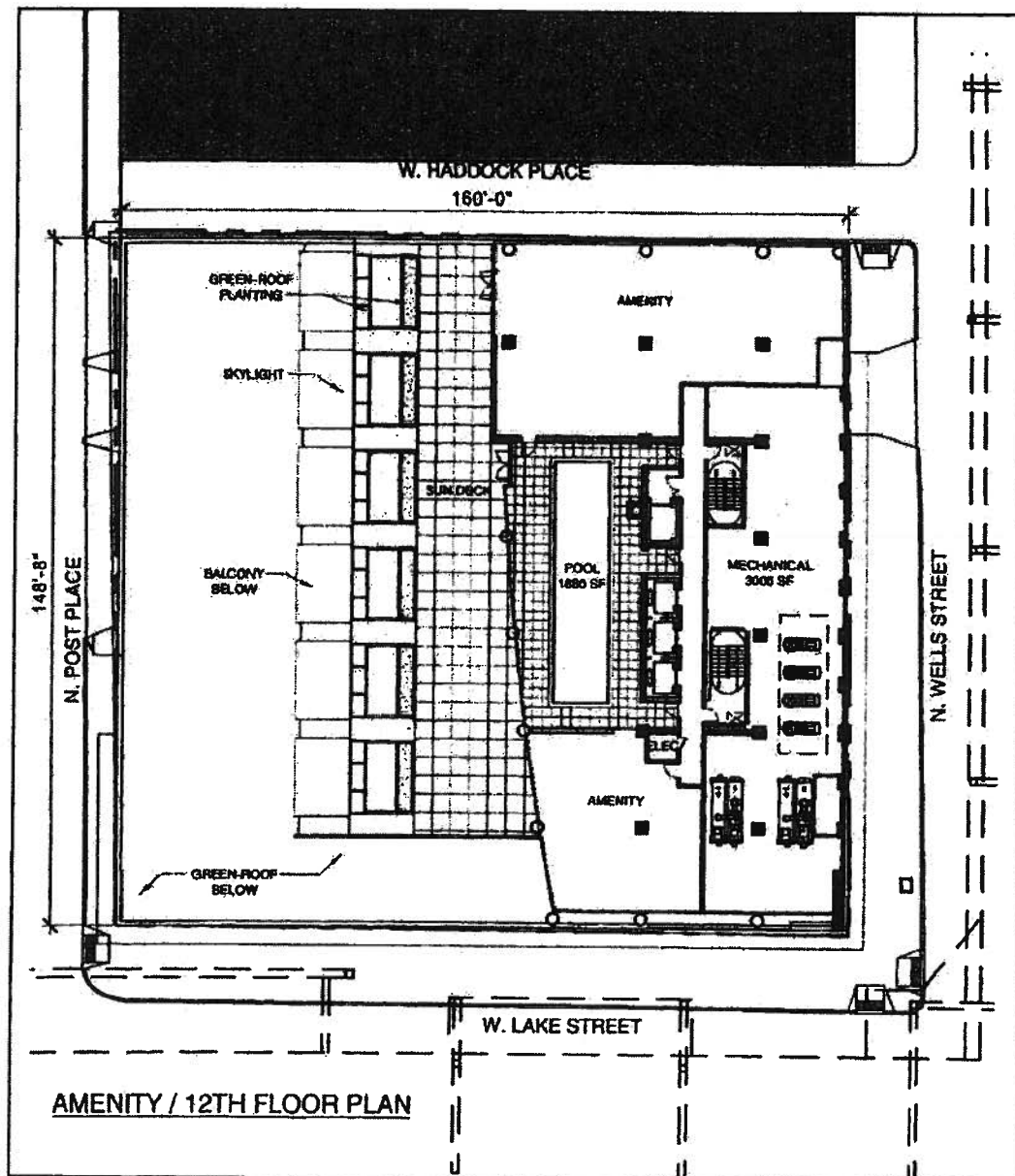
## Transfer Floor Plan.



## Mezzanine Level Plan.

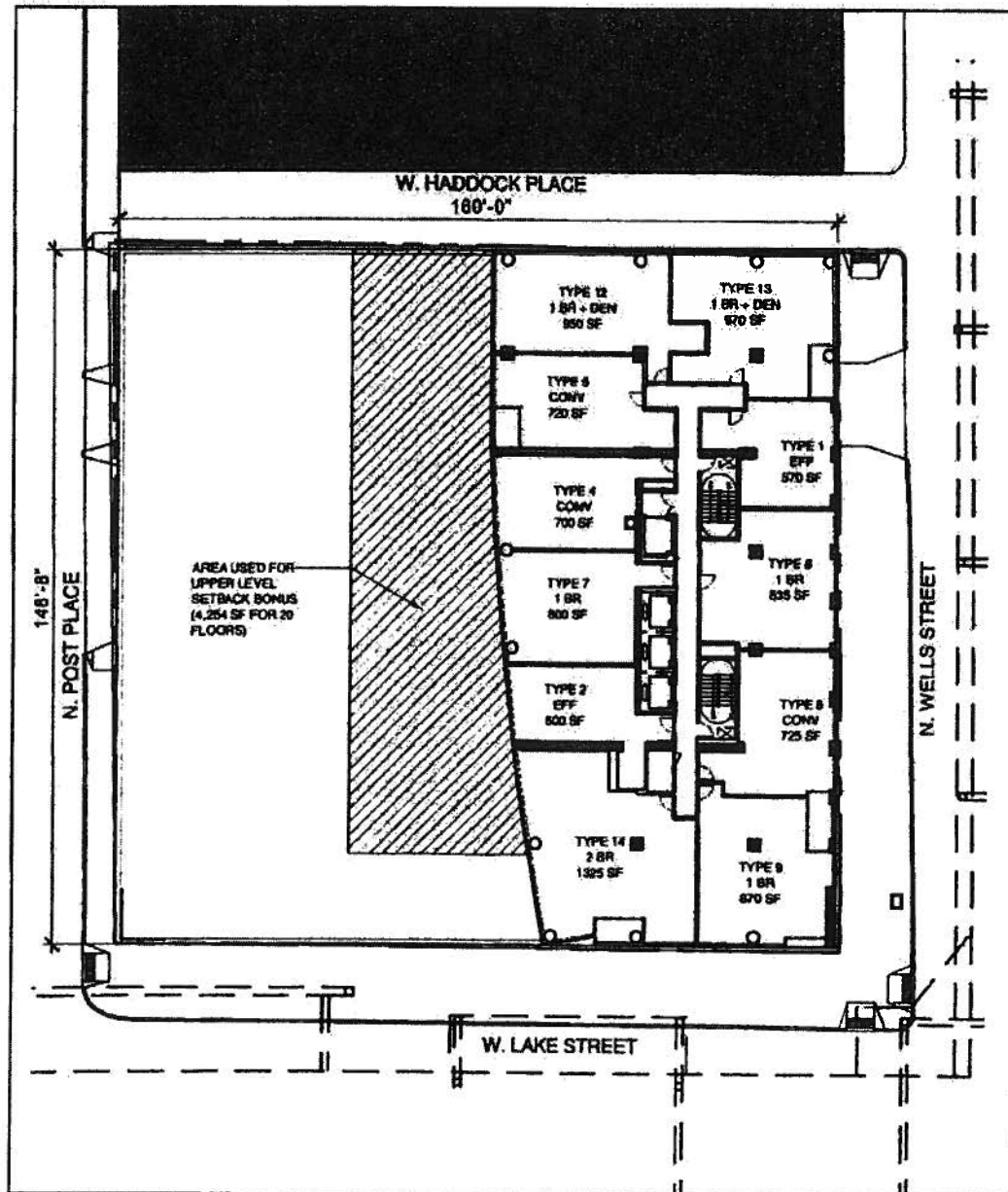


## Amenity Floor Plan.

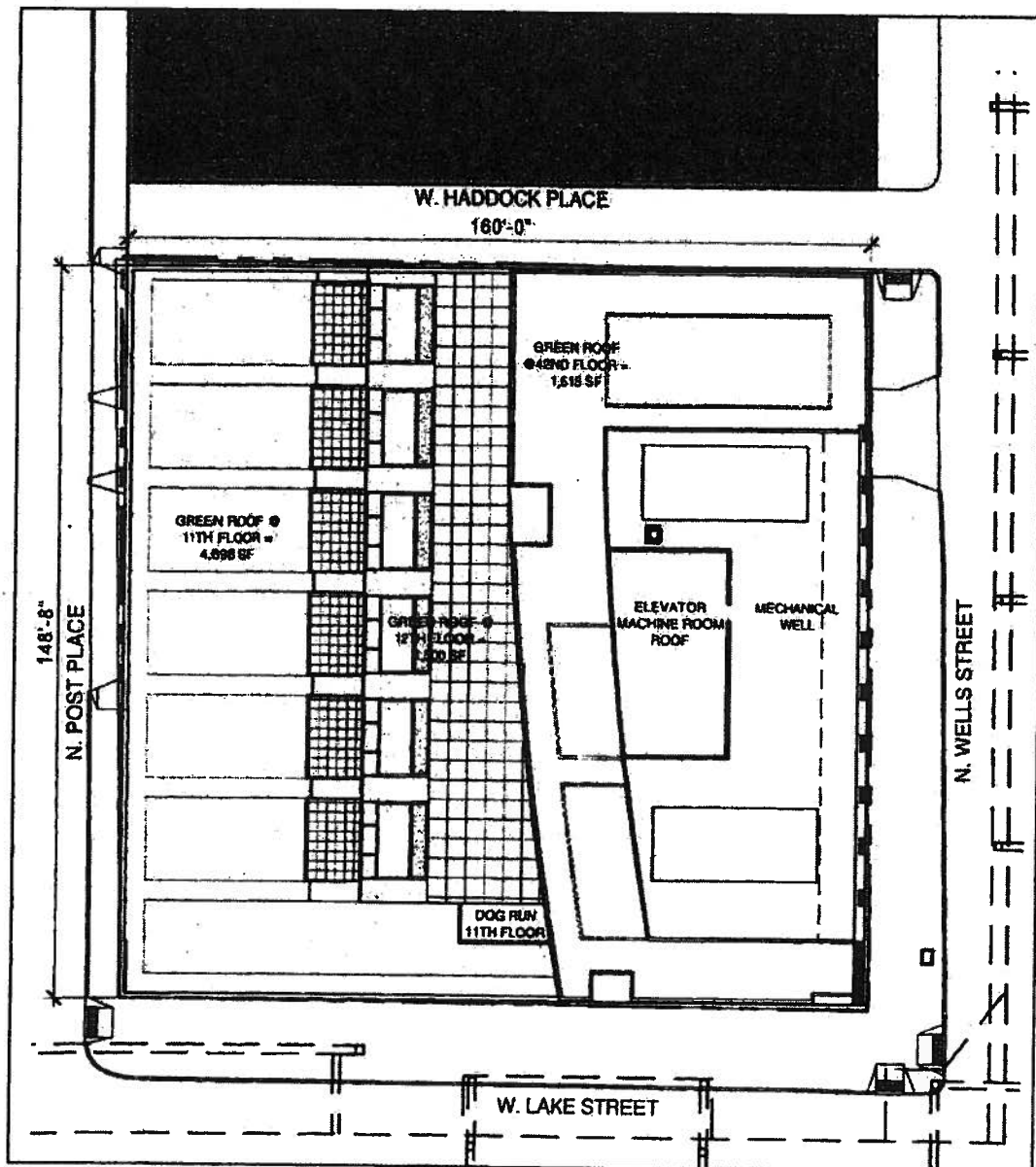




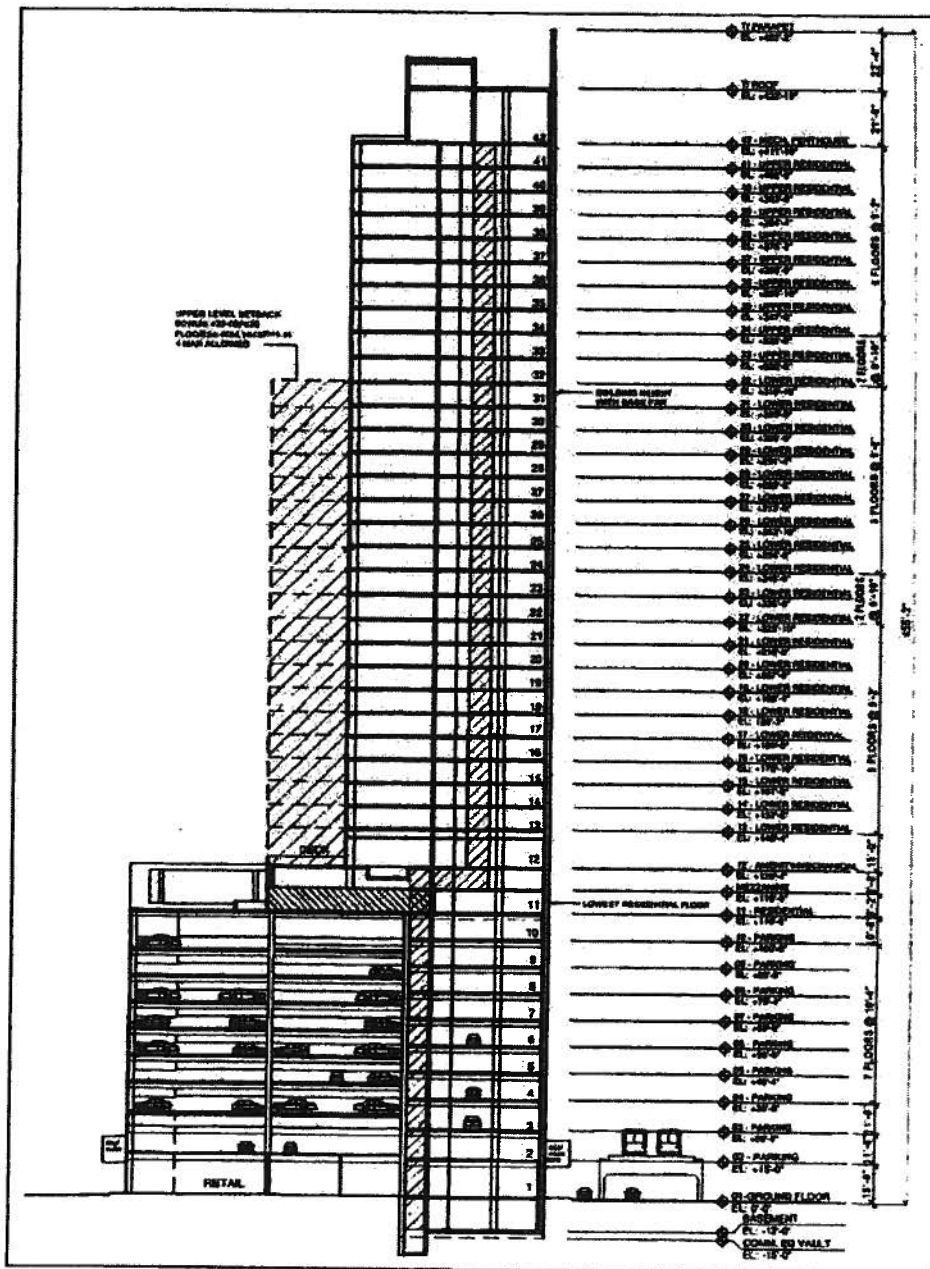
## Typical Residential Floor Plan.



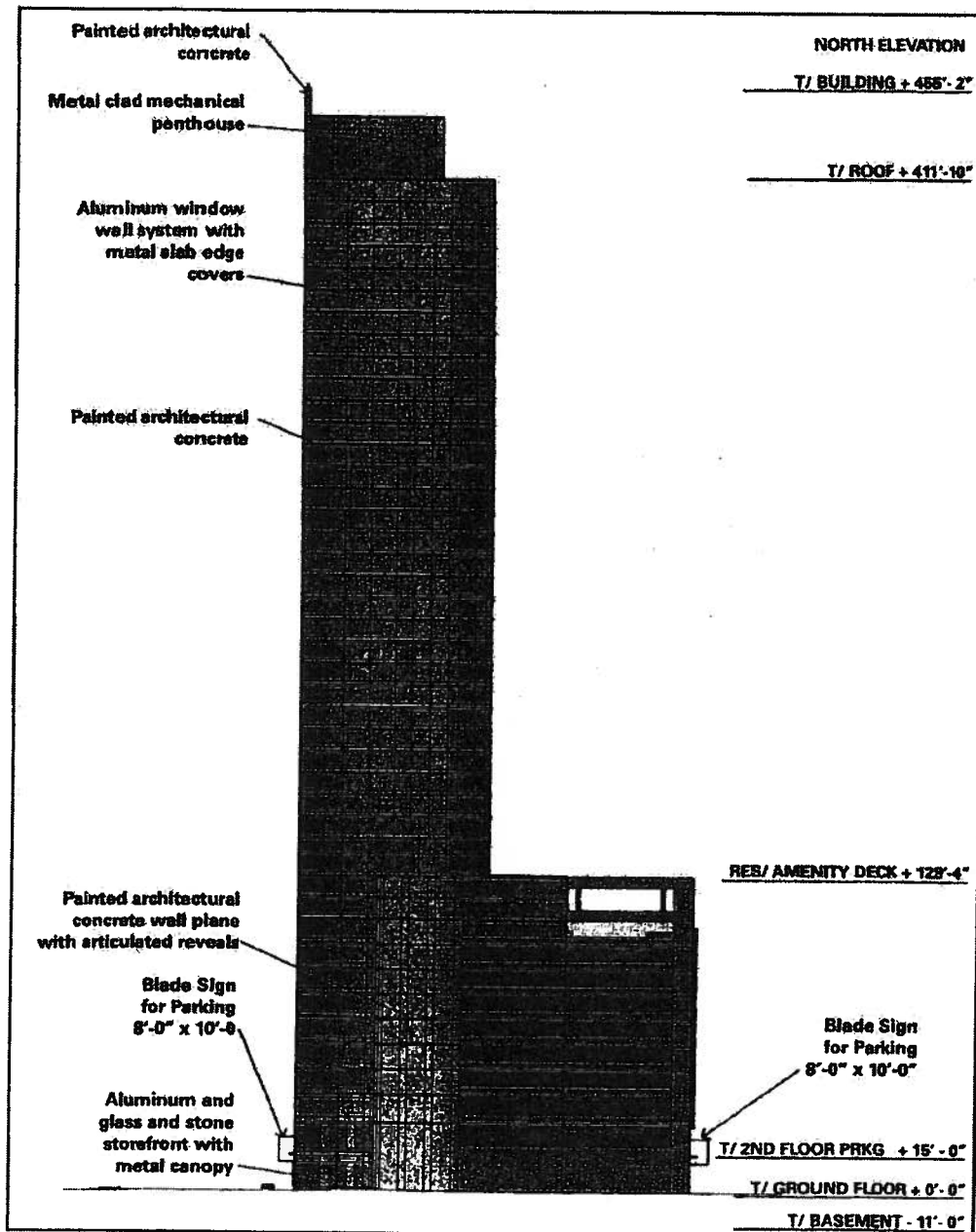
## Roof Plan.



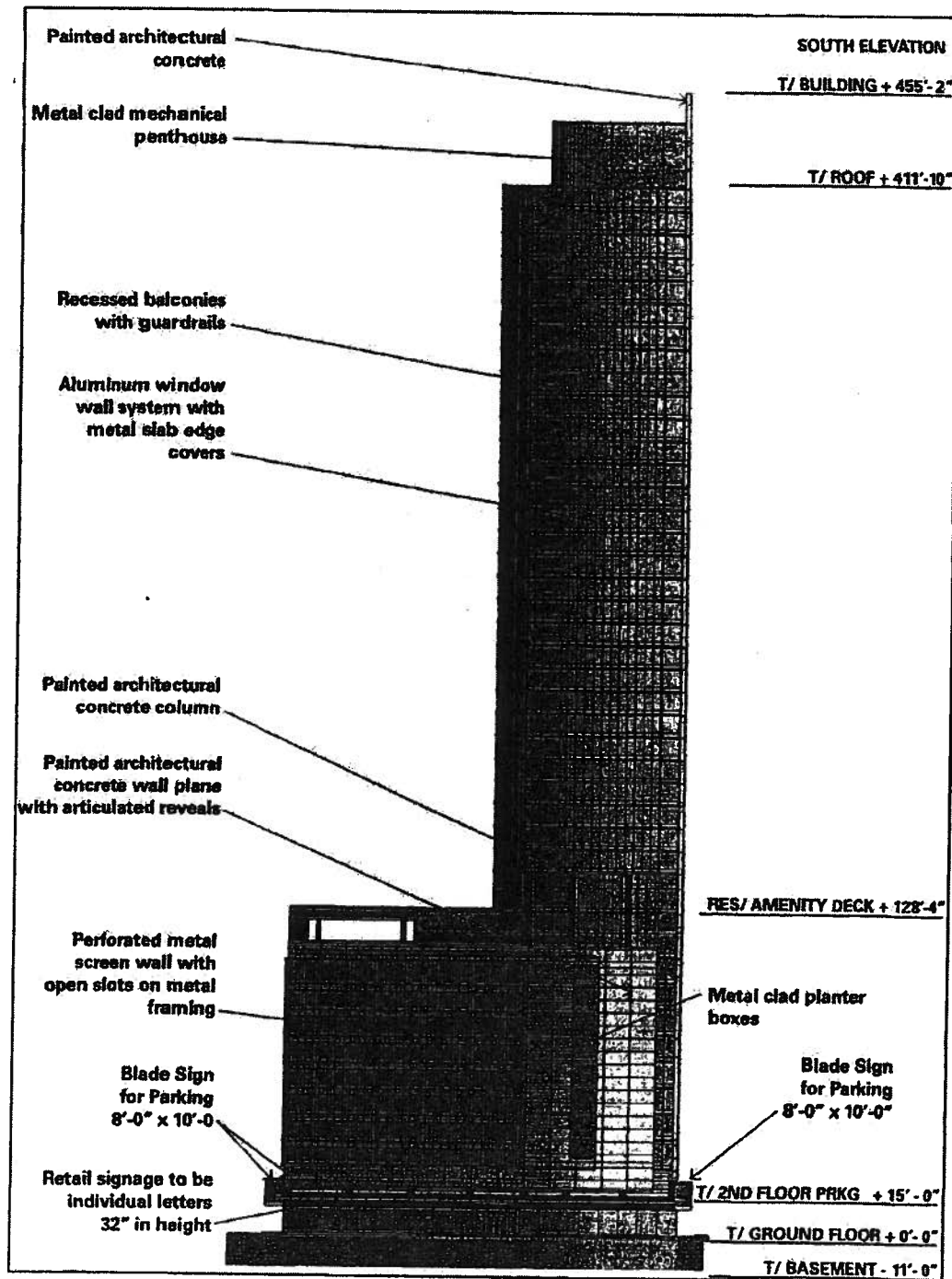
## Section Looking North.



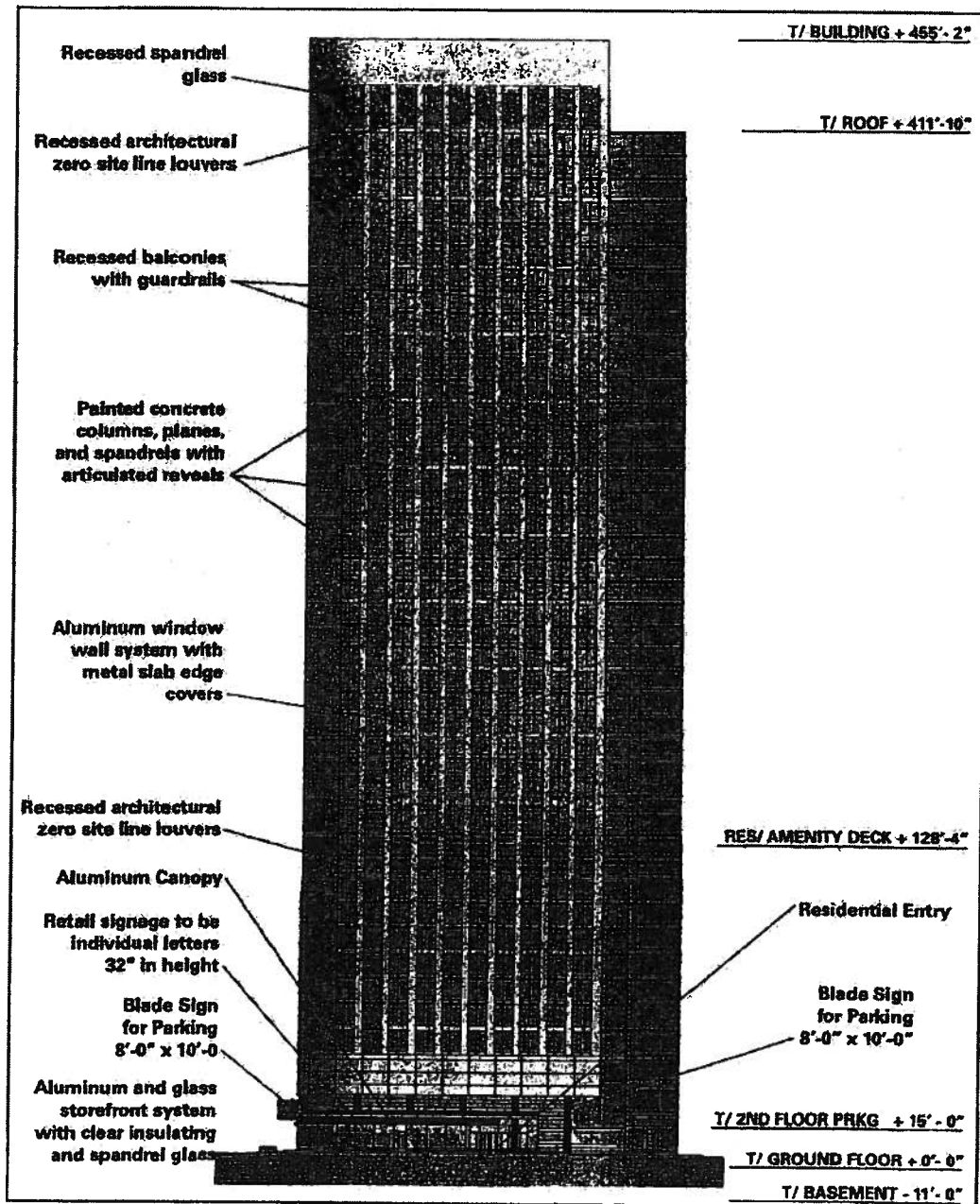
## North Elevation.



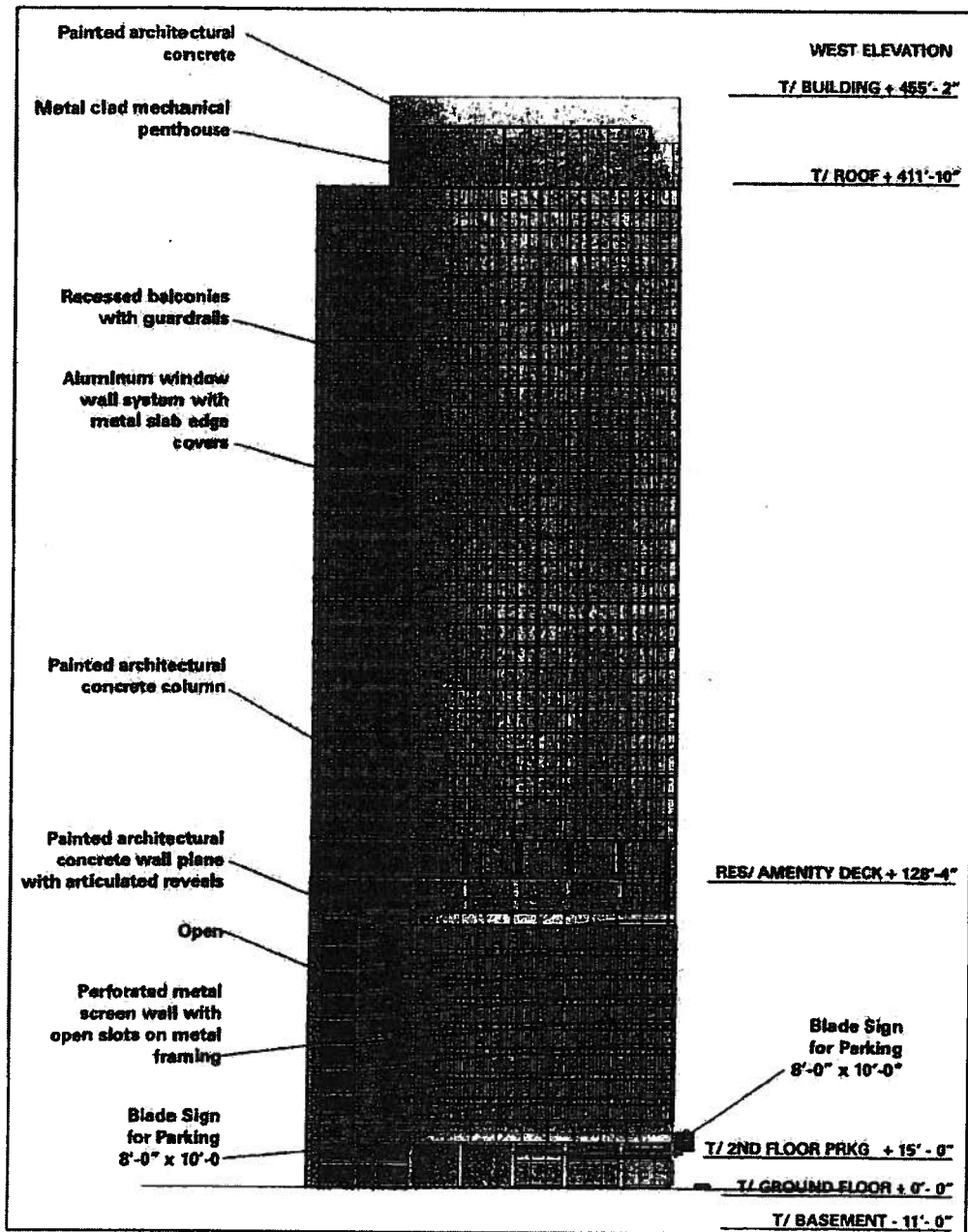
## South Elevation.



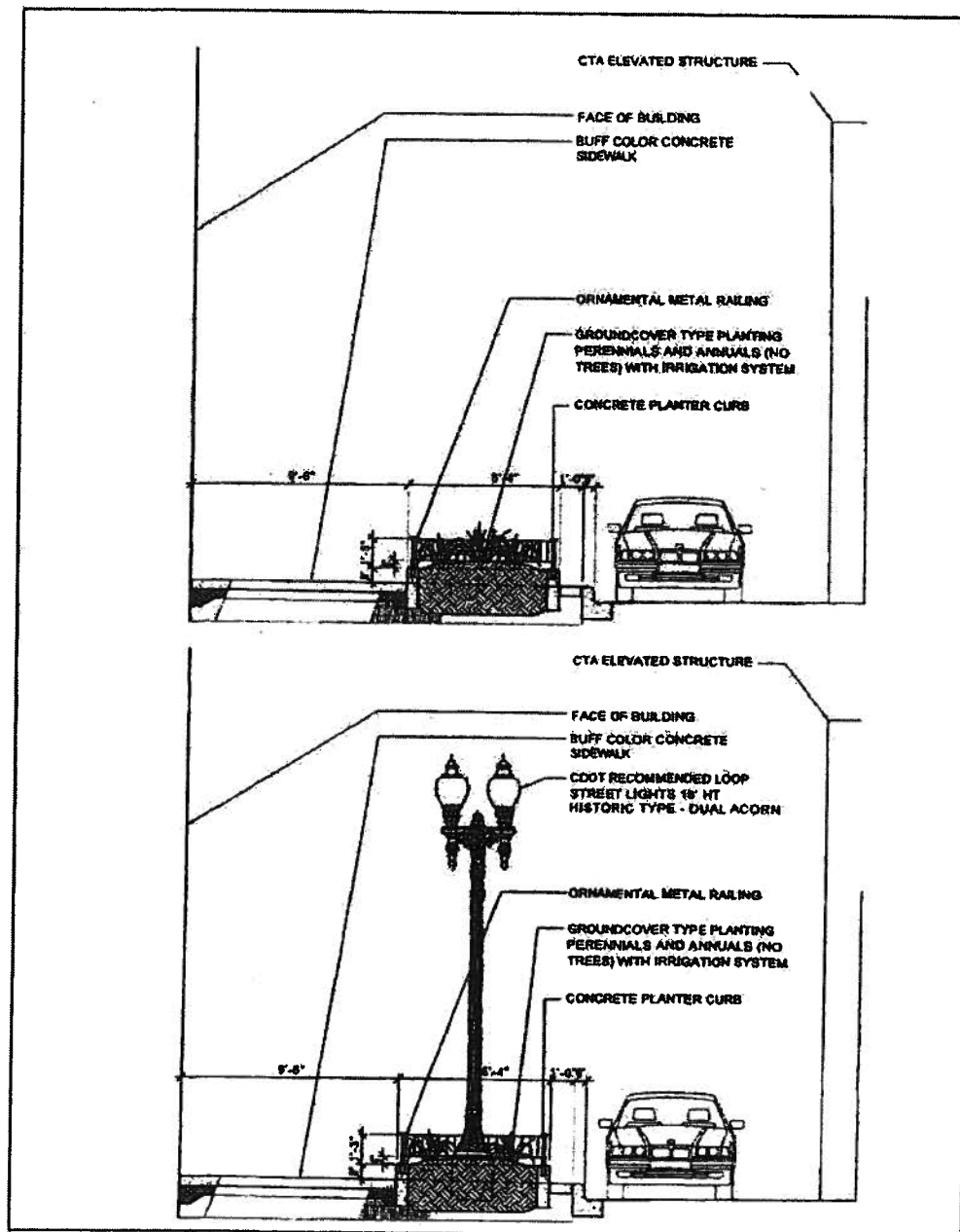
## East Elevation.



## West Elevation.



## Planter Detail.





### Landscape Material Legend.

[illegible]